



City of Aurora

44 East Downer Place
Aurora, Illinois 60505
www.aurora-il.org

Legistar History Report

File Number: 17-00220

File ID: 17-00220

Type: Resolution

Status: ATS Review

Version: 3

General Ledger #:

In Control: Planning & Development Committee

File Created: 03/09/2017

File Name: AFD Fire Station #7 / 824 Kenilworth Place / Final Plan

Final Action:

Title: A Resolution Requesting Approval of a Final Plan for Fire Station #7 at 824 Kenilworth Place Located at the Southwest Corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) Use

Notes:

Agenda Date: 04/27/2017

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan, Exhibit "A-2" Landscape Plan, Exhibit "A-3" Building and Signage Elevations, Property Research Sheet, Plat of Survey, Fire Access Plan, Landscape Material Worksheet, Land Use Petition, Legistar History Report

Enactment Number:

Planning Case #: AU21/3-16.043-Su/Fpn

Hearing Date:

Drafter: sbroadwell@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
------------	--------------	-------	---------	----------	-----------	--------------	---------

1	City Council	03/14/2017	referred to	DST Staff Council (Planning Council)				
	Action Text:	This Petition was referred to to the DST Staff Council (Planning Council)						

1	DST Staff Council (Planning Council)	03/21/2017						
	Notes:	Representative Present: Don Davis						

Mr. Davids said I think everybody probably knows that we have a current Aurora Fire Station #7 on that property. The station was built in 1957. It has served us very well. It is a very small station. It currently only has 3 people and 1 fire engine at it. Over the course of time, we've determined that we would be better served with a larger station to serve that area. The fire apparatus have gotten larger. Even firefighters may have gotten taller. The kitchen is extremely small. The living quarters are very small. In anticipation of beginning to run a 7th ambulance for the City of Aurora out of that location, we developed a plan several years ago to try to either expand or replace the fire station. The most practical method of doing that was to completely rebuild or replace the fire station. So it would be a 3 bays wide, 2 bays deep fire station with enough room for current apparatus, which are larger than they

were in 1957. Then that would allow us to run an ambulance out of there, which we currently have on order for delivery the end of this year. One of the challenges with building a public facility or a fire station is we'd like to keep the current fire station operational up until the time that the new station is built, otherwise you get into having to rent places to put equipment and manpower and stuff. So one of the things we need is a variance on the setback to make sure we have not only the distance to get in and out of the station, but we try to keep the grade from the driveway as minimal as possible so when you turn a long wheel base apparatus either in or out of the driveway you don't have a big hump that it's flexing the suspension all the time. I don't have exactly what the variance request is, but I don't think it is anything real out of the ordinary. We talked to staff. We are excited about building the station. It is going to be a very attractive look for the Lincoln Park area. We look forward to getting it up and running and operational.

Mrs. Vacek said so are there going to be actually more people?

Mr. Davids said there will. Currently Station 7 is housed by 3 firefighters, 2 firefighters and a paramedic at any given time, or all of the time. When the new station becomes operational with a medic unit, it will always have 5 people. It will have 3 firefighters on the engine, and 2 firefighters on an ambulance. So our parking needs to be a little bit bigger because at shift change we'll have 5 cars coming and 5 cars leaving.

Mrs. Vacek said so right now there's currently 3 people there and now there will be 5?

Mr. Davids said correct.

Mrs. Vacek said I think that Steve is your Planner that is reviewing this. I think we did send out some comments yesterday. I don't think that there is anything too major.

Mr. Davids said I don't think Dewberry's addressed those yet, but I don't think there was anything earthshattering.

Mr. Broadwell said nothing major just some basic formatting stuff. It seemed like they were on top of it.

Mr. Cross said Fire has no comments. It is a beautiful plan.

Mr. Davids said I have it electronically, but I don't know how to share it, but the conceptual picture of the station is a very attractive building, assuming the prices don't go up any more this week or next week. A shed roof from front to back, high to low on the west side and the center and then low to back on the east side. If you look at the elevation on the bottom, the 3 bays, 1 will run an ambulance, 1 will run an engine and then we always struggle with space for reserve equipment or other operational equipment and so that will give us a little space to store things. On the right hand side there will be a conference room, what we call a watch office, which is really an office for the firefighters to work in, and then running all the way to the back will be their fitness room, a couple of mechanical rooms and some other things. On the left hand side will be the living quarters for the officer and the firefighters, some mechanical rooms, the bathrooms and then all the way at the back of the station, which I think is on the right on the upper elevation, will be a nice living room/dining room/kitchen area because 5 guys need a certain amount of space and our guys work 24 hours a day. We worked with the architect quite a bit to try to make a building that would fit into the Lincoln Park kind of unique nature on that part of the city. Most people have probably seen some of our stations. We kind of went with a generic design several years ago. We didn't feel that would be appropriate for this location. We actually looked at taking some of the features from Aurora University as far as colors, but we felt this was a little better look for the park area.

Mr. Feltman said we've done 2 reviews. I think we were pretty close on the second one, so we should be pretty close.

Mr. Frankino said this will just be a typical residential type kitchen, correct?

Mr. Davids said yes sir.

Mr. Frankino said I don't see that there is going to be any need for any kind of, using commercial usually there is a grease trap required, but this seems to me this will just be a residential type kitchen. The only other requirement that we'll probably have with this is there will need to be a lining of the service that exists or replacement of the current sanitary service to the main.

Mr. Davids said of the current Station 7?

Mr. Frankino said is this going to be ongoing while the new building is being built? How is that going to sit on here?

Mr. Davids said the new station is 15 feet to the east of the current fire station, so I don't believe they will share any...

Mr. Frankino said okay, the concept of it being built while the other one is in existence that's what I'm not used to. That's fine. The other one will just need to be abandoned then once it's done. It will need to be abandoned to the main and then a new one would be run for the new building.

Ms. Phifer said so this is the existing, so it is really being built to the east, right?

Mr. Davids said yes. If you are looking at that picture, if that's the existing Fire Station 7, then it is being built 15 feet to the east, so to the right of that building.

Mr. Broadwell said this is set for the April 19th Planning Commission.

Ms. Phifer said and because of the variance it is a public hearing.

Mr. Broadwell said and we are sending out public notices for you guys.

Mr. Davids said I don't know exactly how that goes, but I can have Dewberry make the graphic of the station onto a sign board so we can show it a little better or if you prefer it electronically. I was going to make something for the groundbreaking the city would like to have there, so I can probably just utilize those same graphics.

1 DST Staff Council 03/28/2017
(Planning Council)

Notes: Mr. Broadwell said we sent comments for review last week on the 20th. They are working on that now. They should be turning that back in fairly soon.

Mr. Feltman said we sent out 2 rounds of comments and I think we are pretty close at this point.

Mr. Beneke said the Fire Plan was approved on this one.

1 DST Staff Council 04/04/2017
(Planning Council)

Notes: Mr. Broadwell said they turned in their second round of review comments and everything looked good, so I think we are ready to go for the April 19th Planning Commission.

Mr. Feltman said Engineering has had 2 reviews.

1 DST Staff Council 04/11/2017 Forwarded Planning 04/19/2017 Pass
(Planning Council) Commission

Action Text: A motion was made by Mr. Broadwell, seconded by Mrs. Vacek, that this agenda item be Forwarded to the Planning Commission, on the agenda for 4/19/2017. The motion carried by voice vote.

Notes: Mr. Broadwell said we've received comments and everything is approved.

Mr. Feltman said I think we are still waiting for them to resubmit. We sent out comments and then met with them.

Mr. Broadwell said I make a motion to vote this out to the Planning Commission on April 19th. Mrs. Vacek seconded the motion. The motion carried unanimously.

2 Planning Commission 04/19/2017 Forwarded Planning & 04/27/2017 Pass
Development Committee

Action Text: A motion was made by Mr. Bergeron, seconded by Mrs. Anderson, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 4/27/2017. The motion carried.

Notes: See Attachment for Items 17-00219 and 17-00220.

Aye: 6 At Large Bergeron, At Large Cameron, At Large Cole, At Large Anderson, Fox Metro Representative Divine and SD 129 Representative Head

Attachment for Items 17-00219 and 17-00220:

- 17-00219 An Ordinance granting a Special Use Permit for Fire Station #7 being a Public Facilities and Services (6200) Use on the property at 824 Kenilworth Place located at the southwest corner of Kenilworth Place and Heywood Avenue (Aurora Fire Department – 17-00219 / AU21/3-16.043-Su/Fpn – SB – (Ward 4) (PUBLIC HEARING)
- 17-00220 A Resolution requesting approval of a Final Plan for Fire Station #7 at 824 Kenilworth Place located at the southwest corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services (6200) Use (Aurora Fire Department – 17-00220 / AU21/3-16.043-Su/Fpn – SB – Ward 4)

Mr. Broadwell said so a little bit of background, the subject property is currently being utilized as Aurora Fire Station #7, which was constructed in 1957. The current fire station is a grandfathered use under the property zoning of R-2 One Family Dwelling District. Additional information is available in the Property Research Sheet. The Petitioner is requesting approval of a Special Use for a Public Facilities and Services Use for Fire Station #7 at 824 Kenilworth Place. The details of the request include a Special Use to allow for a continued public facilities and services use and the fire station on the property. Concurrently with this proposal, the Petitioner is requesting approval of a Final Plan with a setback variance for Fire Station #7 at 824 Kenilworth Place for a Public Facilities and Services Use. The proposed details of the request include construction of a one store, 10,525 square foot fire station building with an addition of a third parking bay to accommodate the modern public safety equipment are among the proposed external updates. The proposed fire station will be located 15 feet to the east of the existing station to allow for the existing station to remain operational until the proposed is ready for full use. In addition, the Petitioner is also seeking a 15.5 front yard setback variance from the standard R-2 setback regulations of 30 feet to provide for a greater setback to the residential properties in the rear. The setback reduction is in keeping with the adjacent properties. Landscaping will be provided along the interior lot lines for adequate separation between the fire station and adjacent residential properties. Staff has reviewed the Special Use Petition and have sent comments back to the Petitioner on those submittals. The Petitioner has made the requested revisions to these documents and now they meet the applicable codes and ordinances.

The Petitioner was sworn in.

Good evening. My name is Jonathan Tallman. I'm the Project Manager for Dewberry Architects. Fire Station 7 is a new facility to replace the existing fire station built in 1957. The existing fire station currently has 2 apparatus bays and is serviced by 3 full time firefighters. The new proposed fire station will be 10,500 square feet. The reason for the additional size is for an ambulance service to be run out of this facility. As you can see from looking at the plan, we are surrounded basically on the east side of the property by a detention pond. Where you see the parking lot in this plan is where the existing fire station is located at this time. As you go further west is additional water retention for the site. Currently, the site does not have any detention on its site. These are meeting new requirements. Part of the Planning Commission submittal is the landscaping plan. We have adequately landscaped the plan. We've paid extra attention to the south side where all of the residences are to be sure that we are screening the building as much as possible. One of the reasons we are asking for the variance is that we

tried to move the building away from the rear yard property lines to be good neighbors to the local residences. We also have, you can see in the plan, a generator enclosure on the back side of the building. We have a screen wall that will block the view of the generator from the street and then we have tall, I don't think it is arborvitae, but it is tall plants that will block the view of the generator from the resident's yards in the back. If we look at the floor plan here, if you arrive at the fire station, there is a parking lot to the west and then you can exit from the parking. We have a direct sidewalk that leads you to the front entry door. At the front entry door there will be a staff office for the firefighters, a conference room for firefighters or anybody that is coming to the site. If they need medical attention, they can get immediate medical attention at this site for emergencies. Next to this here in the middle between the 2 bump outs is the apparatus bay. There are 3 apparatus bay doors. Then as you get further to the west is the actual living side of the building where the firefighters will live, the kitchen area and a day room. There is also a semi-private courtyard for outdoor seating, grilling and things of that nature.

Chairman Truax said what's the intention for landscaping once the original building is torn down?

Mr. Tallman said once the existing building is torn down, the parking lot will be installed. This is the existing site plan. Where you see the 3 large trees here in the middle right to the west of the existing fire station, that's where the new building is going to be located. So you can see where the existing fire station sits right now is where the parking lot will be and then the landscaping around that will be completed once the building is demolished and the new parking lot is complete. Does that answer your question?

Chairman Truax said thank you.

Mr. Tallman said so the building in the middle where the apparatus bays are will be the tallest portion of the building. It is currently, I believe, 30 foot, 4 inches and 5/16 of an inch tall at its tallest peak. For the design of the building we wanted to have a very nice civic exposure for the Fire Department and for the community. As you can see, where the tall section is, this tall section here is the front of the apparatus bay and we've tried it and what we are trying to do here is bring the scale of the building down as we get closer to the residences in the back. We've brought the height of the building down so it is more of a standard height and at its lower point, it is 21 feet, 11 inches. So the style of architecture here is based on nature inspired design because it is mostly in a park setting. The closest houses are to the rear. The front overlap of the 15.5 variance that we are asking for is actually further back than the existing residences to the west, so we are not any further forward than any of residences in the neighborhood.

Chairman Truax said say that again.

Mr. Tallman said the footprint of the building is no more closer to the road than any of the houses to the west of the site. The structure is going to be a wood glue laminated structural deck and then we'll have Cordova stone, which is the beige material that you are seeing and then the darker material is a fiber cement board that's going to have the look of a board and baton siding in a vertical application.

Mr. Cameron said this is the north elevation, right, facing the street?

Mr. Tallman said this is the north elevation facing the street and then the top elevation here is the rear elevation of the building on the south.

Mr. Cameron said are those windows inset on the south side on the upper elevation?

Mr. Tallman said yes, those are windows to let light into the apparatus bay.

Mr. Cameron said so it comes from both sides?

Mr. Tallman said yes, that's correct. We also have windows on the east and west side of the apparatus bay as well. They follow the slope of the roof down. So you have a couple of windows on the sides of the apparatus bay to let light in. What you see here on the bottom rendering here are upper windows above the fitness area for the Fire Department and then there is the conference room windows that I was talking about and then the main entry, which is underneath the canopy here, which is right here where it says angled wall.

Mr. Cameron said in these days, do you have a rack for hanging hoses within that height or is that not used anymore for drying them off?

Mr. Tallman said hose towers are still designed into projects. However, the City of Aurora has designated fire stations where they dry their hoses and this is not one of them.

The public input portion of the public hearing was opened. The witnesses were sworn in.

My name is Sandra Ochoa and I live at 838 Gleason Avenue. I live right around the corner from the new fire station that is going to be happening. How is this going to affect the residents as far as taxes, just as far as the properties? How is this going to affect the people around the new fire station?

Chairman Truax said your question is really how does this affect your taxes?

Ms. Ochoa said yes.

The public input portion of the public hearing was closed.

Chairman Truax said I expect the answer is that the taxes are not affected by the fire station itself. It is within the assessment. Your taxes have already been assessed for the Fire Department as a part of the City of Aurora. Someone correct me if I'm wrong about that.

Mr Broadwell said staff would recommend approval of the Ordinance granting a Special Use Permit for Fire Station #7 being a Public Facilities and Services Use on the property at 824 Kenilworth Place.

MOTION OF APPROVAL WAS MADE BY: Mrs. Cole

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head

NAYS: None

FINDINGS OF FACT

1. Is the proposal in accordance with all applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mrs. Cole said these are listed in the staff report.

2. Does the proposal represent the logical establishment and/or consistent extension of the requested classification in consideration of the existing land uses, existing zoning classifications, and essential character of the general area of the property in question?

Mr. Cameron said it is basically an expansion of an existing use bringing it into current needs of the Fire Department and increasing the availability of potential medical ambulance services at this location.

3. Is the proposal consistent with a desirable trend of development in the general area of the property in question, occurring since the property in question was placed in its present zoning classification, desirability being defined as the trend's consistency with applicable official physical development policies and other related official plans and policies of the City of Aurora?

Mr. Cameron said it is a slightly larger building, but it has the advantage of putting drainage storage for water in place, which at the time this building was built there were no requirements. The land that is adjacent to it will be converted into 2 ponds for water detention.

4. Will the proposal maintain a compatible relationship with the traffic pattern and traffic volume of adjacent streets and not have an adverse effect upon traffic or pedestrian movement and safety in the general area of the property in question?

Mrs. Anderson said there should be no adverse effect on the traffic pattern and volume in that area.

5. Will the proposal allow for the provision of adequate public services and facilities to the property in question and have no adverse effect upon existing public services and facilities?

Mr. Bergeron said all those services are already in place.

6. Does the proposal take adequate measures or will they be taken to provide ingress and egress so designed as to maximize pedestrian and vehicular circulation ease and safety, minimize traffic congestion, and not substantially increase the congestion in the public streets?

Mr. Cameron said it should have no effect.

9a. Will the Special Use not preclude the normal and orderly development and improvement of surrounding properties due to the saturation or concentration of similar uses in the general area?

Chairman Truax said it is the only fire station on the block.

9b. Is the Special Use in all other respects in conformance to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the City Council pursuant to the recommendations of the Plan Commission?

Mr. Cameron said it is.

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, April 27, 2017, at 4:00 p.m. on the fifth floor of this building.

Mr. Broadwell said staff would recommend approval of the Resolution approving a Final Plan with a setback variance for Fire Station #7 at 824 Kenilworth Place located at the southwest corner of Kenilworth Place and Heywood Avenue for a Public Facilities and Services Use.

MOTION OF APPROVAL WAS MADE BY: Mr. Bergeron

MOTION SECONDED BY: Mrs. Anderson

AYES: Mrs. Anderson, Mr. Bergeron, Mr. Cameron, Mrs. Cole, Mr. Divine, Mrs. Head

NAYS: None

Mr. Broadwell said this will next be heard at the Planning and Development Committee on Thursday, April 27, 2017, at 4:00 p.m. on the fifth floor of this building.